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January 30, 2024

Clinton Dameron City of Salem 350 Commercial St NE Salem. OR 97301

Re: Land Use Verification Letter, 24-102843 PLN, for Marion County Tax Assessor's Map and Tax Lot Numbers: 073W24CC / 3900, 4000, and 4100 (755 Medical Drive NE, 2561 Center St NE and 2455 Franzen Street NE)

<u>Comprehensive Plan Designation and Zoning</u>: The properties are designated as follows:

#### 073W24CC03900:

 "Commercial" on the Salem Area Comprehensive Plan map and zoned CO (Commercial Office). The use and development standards of the CO zone are found in Salem Revised Code (SRC) <a href="Chapter 521"><u>Chapter 521</u></a>.

#### 073W24CC04000:

• "Mixed Use" on the Salem Area Comprehensive Plan map and zoned MU-I (Mixed Use I). The use and development standards of the MU-I zone are found in Salem Revised Code (SRC) Chapter 533.

## 073W24CC04100:

 "Commercial" on the Salem Area Comprehensive Plan map and is zoned CR (Commercial Retail). The use and development standards of the CR zone are found in Salem Revised Code (SRC) Chapter 522

Overlay Zone: The properties are not located in an Overlay Zone.

Land Use: The properties are currently vacant.

# Adjacent properties zoning designation:

North: MU-I (Mixed Use I) and CO (Commercial Office)

East: Across 23<sup>rd</sup> St NE, MU-I (Mixed Use I), PH (Public and Private Health

Services), and PA (Public Amusement)

South: CR (Commercial Retail) and Across Center Street NE, PH (Public and Private

Health Services)

West: CR (Commercial Retail)

## Land Use History:

The *Our Salem* project was a multi-year effort to update the Salem Area Comprehensive Plan, which guides growth in development in the Salem area. The project involved extensive community engagement and resulted in updates to the Salem Comprehensive Plan Map and Salem Zoning Map. One of the three properties (073W24CC04000) was redesignated and rezoned to Mixed Use in the Our Salem project. The updated designation and zoning became effective in August 2022.

## **Code Violations:**

There are no known outstanding code violations on record for this property.

## Conclusion:

This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at: https://www.cityofsalem.net/government/laws-rules/salem-revised-code

Please contact me at 503-540-2381 if you have additional questions.

Sincerely,

Lisa Anderson-Ogilvie, AICP

Planning Administrator

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